

**ZB# 74-25**

**GAF Corporation**

**(no SBL given)**

74-25 - DAF Corp.

Public Hearing

Dec. 2, 1974

7:45 p.m.

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OCPD N/A.

No fees paid

**PUBLIC NOTICE**  
**OF HEARING**  
**BEFORE THE**  
**ZONING BOARD**  
**OF APPEALS**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York will hold a public hearing pursuant to Section 48-33 A of the Zoning Ordinance on the following proposition:

Appeal No. 25  
 Request of GAF Corporation for a Variance of the regulations of the Zoning Ordinance, to permit installation of (2) 30,000 gallon fuel oil tanks being a Variance of Article IV, Section 48-14 C, for property owned by him situated as follows: bordered to the north by Quassaick Creek, and to the south by Walsh Ave. In the Town of New Windsor, Orange County, New York.

SAID HEARING will take place on the 2nd day of December, 1974, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y., beginning at 1:45 o'clock P.M.

FRED WYGANT,  
 Chairman  
 By, Patricia Delio, Secretary  
 Nov. 23

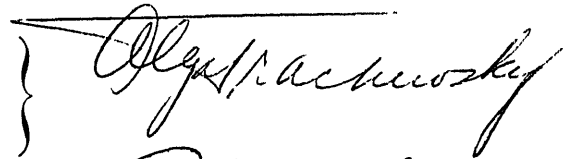
**State of New York**

**County of Orange, ss:**

Olga Trachewsky, being duly sworn deposes and says that ~~he~~ she Principal Clerk of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published . . . . . One Time

in said newspaper, commencing on the 23rd day of November A.D., 19 74, and ending on the 23rd day of November A.D., 19 74

Subscribed and sworn to before me this  
25th day of November 19 74





Notary Public of the State of New York, County of Orange.

MY COMMISSION EXPIRES MARCH 30, 19 75

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 74-25  
Date: \_\_\_\_\_

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (We) GAF Corporation of Walsh Ave.  
(Street & Number)

New Windsor New York HEREBY MAKE  
(State)

APPLICATION FOR A VARIANCE:

A. Location of the Property Walsh Avenue G. I.  
(Street & Number) (Zone)

B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) Art. IV Sec. 48-14C

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: We are installing fuel oil tanks in order to have an ample supply of fuel to maintain operations in time of short fuel supply. The neighboring lands are vacant properties.
2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: The adjoining property is vacant land. Does not apply.
3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: Of the present fuel oil shortage a larger storage capacity is required.

*Handwritten signature*



4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: With the acceptance of this variance, the fuel oil tanks would insure the plant to operate and therefore avoid the possibility of employee lay-offs due to an oil shortage situation.
5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: The adjoining properties are vacant land.

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate. The property will be for the installation of (2) 30,000 gallon fuel oil tanks to insure uninterrupted operations in the event of another fuel oil shortage.

- E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.
- F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.
- G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 l&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: 11/26/74

Joseph L. Bullock, Plt. Mgr.  
Signature of Applicant

STATE OF NEW YORK) SS.:  
COUNTY OF ORANGE)

Sworn to on this 26<sup>th</sup> day of NOVEMBER, 19 74.

Thomas J. Turner

(Notary Public)

Address

Telephone Number

(DO NOT WRITE IN THIS SPACE)

Application No. \_\_\_\_\_  
Date of Hearing \_\_\_\_\_  
Date of Decision \_\_\_\_\_

granted.

Date Received \_\_\_\_\_  
Notice Published \_\_\_\_\_

DECISION:

Public Hearing - # 7:45 - BAF Corp. 12/2/74.

Spectators:

Name

Address:

h. Bedrosian 401 S. water st. Newburgh.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

November 21, 1974

G A F Corp.  
780 Sixth Avenue  
New York, New York 10026

RE: GAF property Walsh Road New Windsor

Gentlemen:

According to my records, the attached list of property owners are within the five hundred (500) feet of the above mentioned property.

The charge for this service is \$15.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

A handwritten signature in cursive script that reads 'Ellsworth E. Weyant'.

ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

EEW/pk

DEC 2 1974



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

MR. ALLESD

Mid-Valley Petroleum  
P.O. Box 488  
Newburgh, New York 12550

✓ Plotkin, David; Bedrosian, Lawrence  
407 S. Water Street  
Newburgh, New York 12550

Mobil Oil Corp.  
670 White Plains Road  
Scarsdale, New York 10583

Leonard Yanko  
78 Bridge Street  
Newburgh, New York 12550

ADDRESS  
UNKNOWN

Schisano, Salvatore  
25 Leroy Place  
Newburgh, New York 12550

Done

✓ Diamond Candle Co. Inc.  
70 John Street  
Newburgh, New York 12550

✓ Cimorelli, Anthony Jr. & Marie  
34 John Street  
New Windsor, New York 12550

✓ Hudig, Clara & William  
1 John Street  
New Windsor, New York 12550

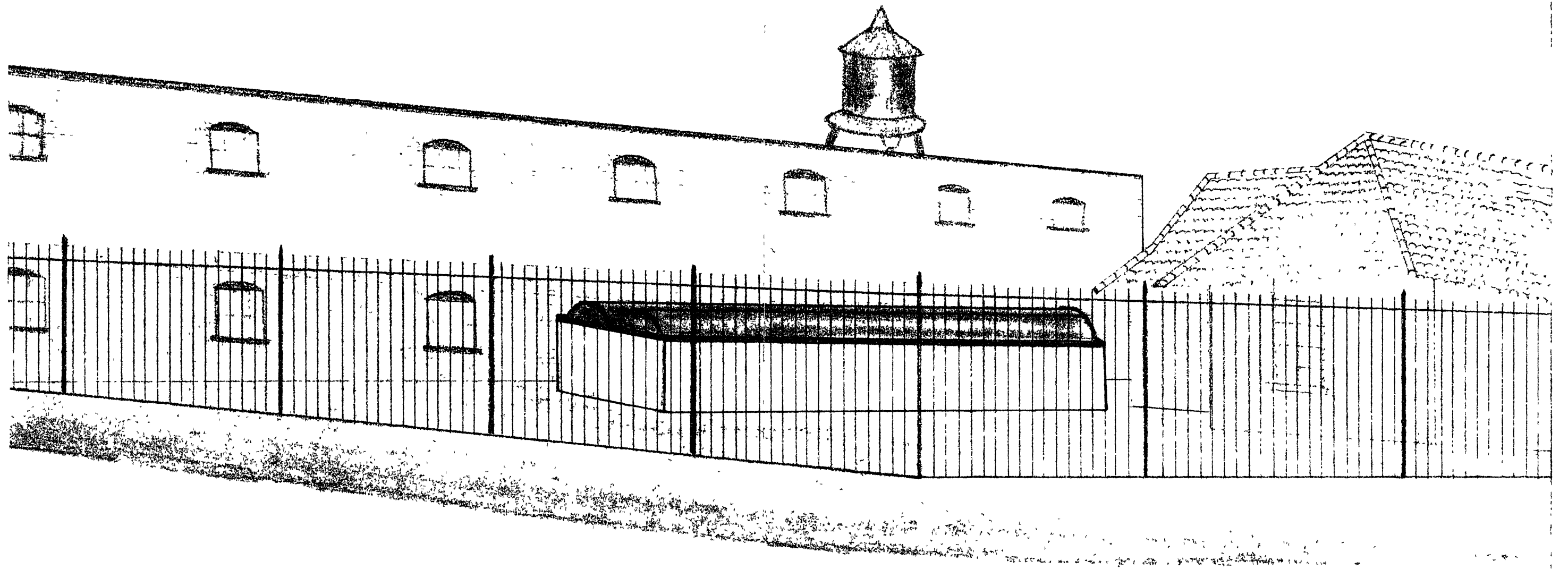
✓ Sloboda, Henry P.  
48 John Street  
New Windsor, New York 12550

Westchester Colprovia Corp.  
92 Bedford Road  
Katonah, New York

DEC 2 1974

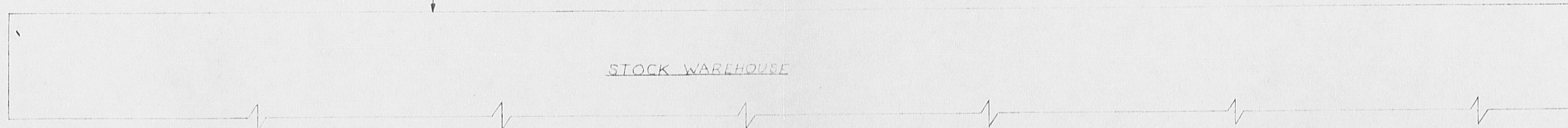
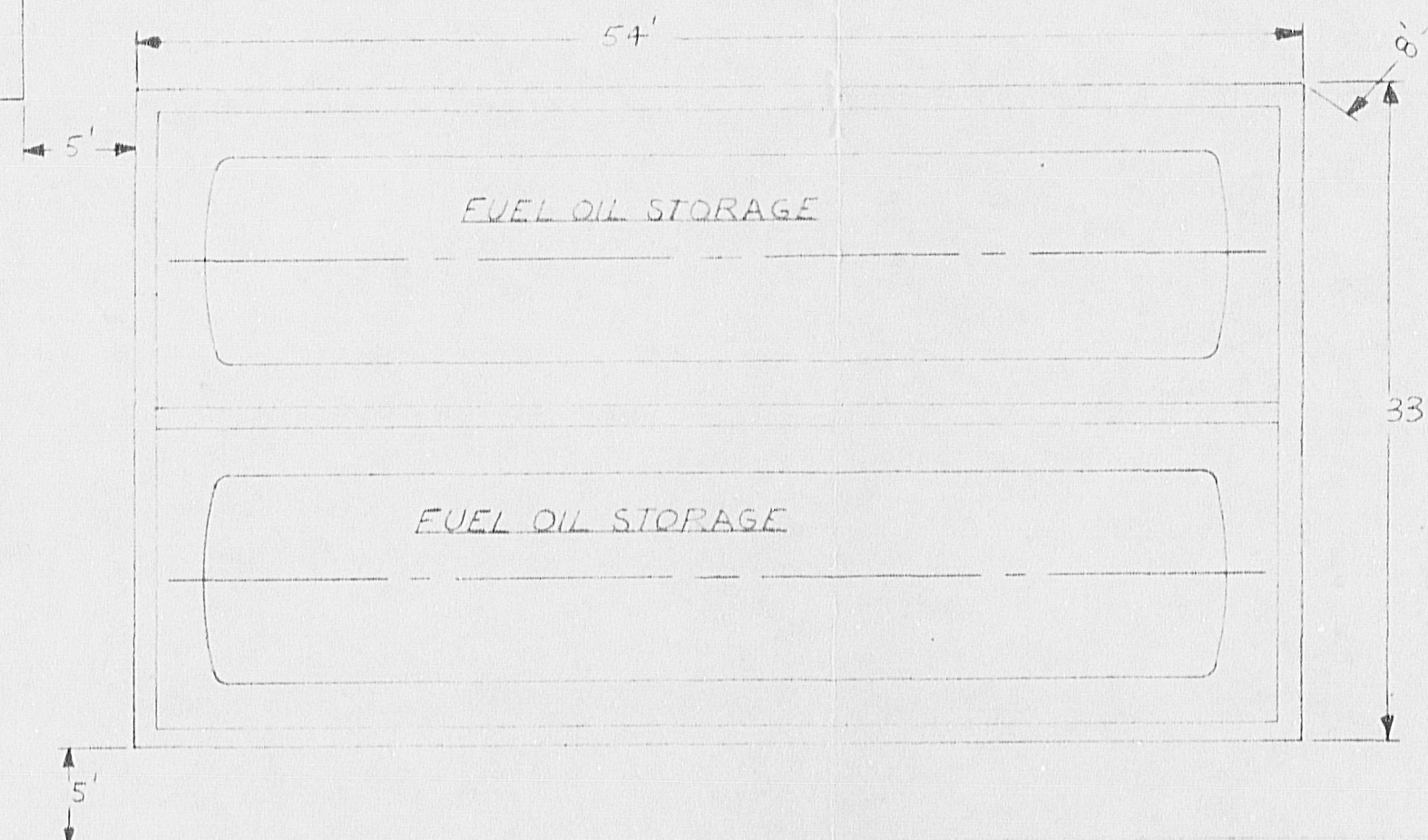
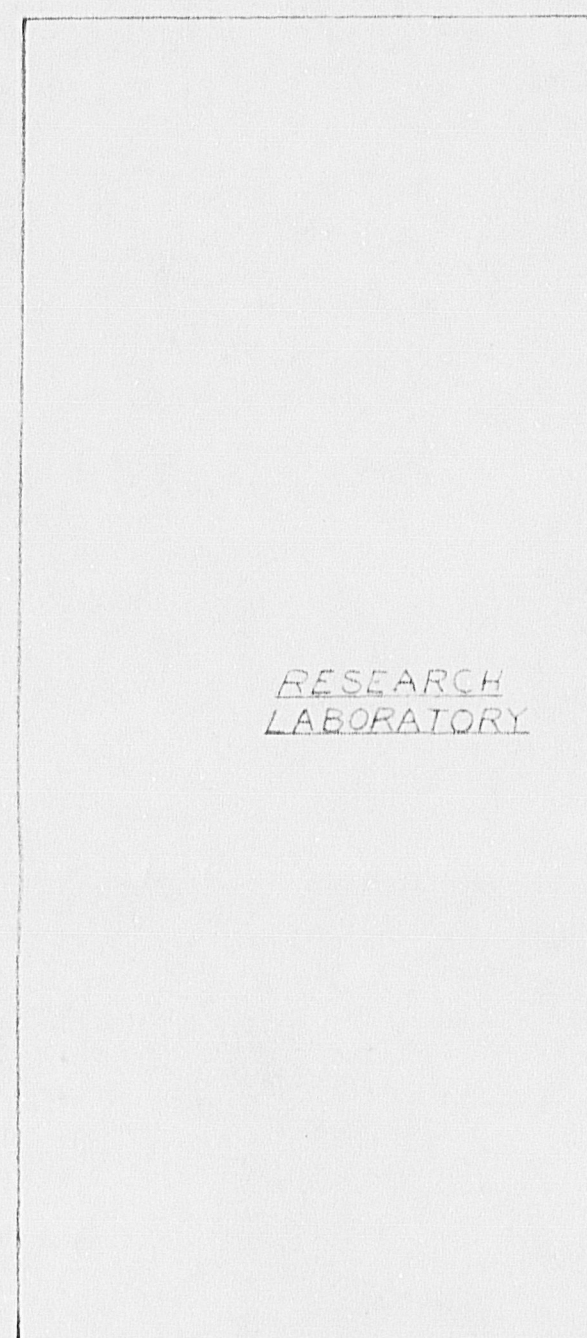
Respectfully submitted,

*Ellsworth E. Weyant*  
ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor



JC. ROUMELES





PROPERTY LINE

FENCE LINE

WALSH AVE

19'

8'

NOTE: SEE PLOT PLAN FOR RELATIVE  
BUILDING LOCATION.

GAR CORPORATION  
CHEMICAL GROUP  
PLANT ENGINEERING - PET PRODUCTS  
ENLARGEMENT OF FUEL OIL STORAGE SITE  
DRAWN BY DATE APPROVED BY NEWBURGH  
J.C. RMLS 11-7-74 1/8"=1'-0" PE-N34-C



